



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE  
REFER TO FILE: **B-2**

July 25, 2002

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

### **FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD SUPERVISORIAL DISTRICT 1 3 VOTES**

#### **IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board which provide for abatement of public nuisance at the following locations for approval:

1031 South McDonnell Avenue, Los Angeles  
122 North Indiana Avenue, Los Angeles  
3852 Woolwine Drive, Los Angeles  
503 Wyman Avenue, Los Angeles  
460 South Arizona Avenue, Los Angeles  
3965 East Olympic Boulevard, Los Angeles  
4231 Hammel Street, Los Angeles

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99. The Building Code also provides for a Building Rehabilitation Appeals Board, appointed by your Board, for the purpose of hearing appeals on matters concerning public nuisances.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance by the County. However, your Board adopted modified procedures which delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

### **Implementation of Strategic Plan Goals**

This action meets the County's Strategic Plan Goals of Service Excellence and Children and Families' Well-Being as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions which constitute a public nuisance. It will require the demolition of a substandard structure and the removal of trash, junk, debris, inoperable vehicles, and overgrown vegetation from private property.

### **FISCAL IMPACT/FINANCING**

No negative fiscal impact or increase in net County cost.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

**ADDRESS: 1031 South McDonnell Avenue, Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by August 5, 2002, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by August 5, 2002.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Attractive nuisances dangerous to children in the form of abandoned or broken equipment, neglected machinery, refrigerator, and freezers.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash, junk, and debris scattered about the premises.
7. A camper stored for unreasonable periods of time in yard areas contiguous to streets or highways.  
  
- Dodge, green and white camper
8. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 122 North Indiana Avenue, Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by August 5, 2002, if substantial progress is made, extend to August 15, 2002, or August 27, 2002, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by August 5, 2002, if substantial progress is made, extend to August 15, 2002, or August 27, 2002.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Garbage cans stored in front or side yards and visible from public streets.
7. Dismantled or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 3852 Woolwine Drive, Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by August 27, 2002, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by August 27, 2002.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.

3. Attractive nuisances dangerous to children in the form of abandoned or broken equipment, refrigerators, and freezers.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash and junk scattered about the premises.
7. Garbage cans stored in front or side yards and visible from public streets.

**ADDRESS: 503 Wyman Avenue, Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by August 5, 2002, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by August 5, 2002.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 460 South Arizona Avenue, Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by August 5, 2002, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by August 5, 2002.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Discarded furniture and household equipment in yard areas for unreasonable periods.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.
5. Garbage cans and packing crates stored in front or side yards and visible from public streets.
6. Wrecked, dismantled, or inoperable vehicles or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 3965 East Olympic Boulevard, Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by August 5, 2002, and maintained cleared thereafter. b) To install permanent perimeter fencing to prevent dumping of refuse on site by August 5, 2002.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Sheriff's Department.
3. Doors and windows are broken.
4. An attractive nuisance dangerous to children in the form of abandoned or broken equipment.
5. The yard is being used as an illegal storage area, i.e., garbage cans, packing boxes, equipment, and junk.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**ADDRESS: 4231 Hammel Street, Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the structure be demolished by August 27, 2002. b) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by August 5, 2002, and maintained cleared thereafter. c) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by August 5, 2002. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. The building was open, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Sheriff's Department.
3. The building lacks the required foundation.
4. The underfloor ventilation screening is lacking.
5. The mudsill and wood members are damaged, decayed, and inadequate.
6. The exterior wall covering lacks a protective coat of paint and is deteriorating.
7. Doors and windows are broken.
8. The roof covering has deteriorated.
9. The roof sags and supports are inadequate.
10. The floor is deteriorating.
11. The interior walls are damaged and inadequate to support the ceiling and roof.
12. The ceiling covering is damaged.
13. The required heating appliance is lacking.
14. The nonconforming dwelling is in a state of disrepair, hazardous, and should be demolished.
15. The electrical service is damaged and unsafe.
16. Fixtures and receptacle outlets are unsafe and of an unapproved type.
17. The dwelling lacks hot and cold running water to the required plumbing fixtures.



18. The lavatory and bath facility are damaged and inoperable.
19. Boats, campers, trailers, and other mobile equipment have been stored for unreasonable periods of time in yard areas.
20. The premises contain the following inoperable or apparently abandoned vehicles including a trailer which are readily visible to the public.
  - Ford, Econoline, License No. 3L76153
  - Chevrolet, truck, License No. F52875
  - Yamaha, motorcycle, License No. 12T9966
  - Trailer, License No. LD6466
21. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, and junk.
22. The front yard is being used as an illegal storage area, i.e., garbage cans and equipment.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring property so as to interfere with the comfortable enjoyment of life and property.

The Honorable Board of Supervisors  
July 25, 2002  
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At such time as this recommendation is adopted, please return an approved copy of this letter to Public Works.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

ICP:pc  
P:REHAB/BOARDLET/FO1

cc: Chief Administrative Office  
Executive Office  
County Counsel